



Official Meeting Minutes Mayor and Council Meeting Work Session May 10, 2010 6:00 pm

Call to Order

With a quorum present, Mayor Dixon called the meeting to order at 6:00 pm. Deana Johnson, City Attorney, called the roll. All members of the governing body were present with the exception of Council Member Ruffin who later came in at 6:08 p.m.

City Manager's Report

Ms. Iris Jessie, City Manager, turned the floor over to Mike Sizemore, of the Sizemore Group. Mr. Sizemore provided a presentation about the final design phase of the Town Center Project. He said the all the artist rendering s included a pylon. He said the purpose of the pylon is to have a distinguished sculpture placed there. He said the sculpture should capture the feelings of the community. He said the pylon symbolizes the strength of the community. He said throughout the world, sculptures are used to give a community an identity.

Mr. Sizemore said the proposed statue will be bronze. He said the figure would hold a glass sphere with an illuminating light that would remain lit. He said the statue has a story that resonates with the work that Riverdale has put toward the Town Center Project. He said the city colors were incorporated into the statue. He said there will be a lightning rod that would provide protection for the entire complex. He said there are three steps that need to be taken if the governing body wants to move forward with the sculpture. He explained that the first step would be to identify a sculpture, then a preliminary replica will be created, and finally, the statue will be constructed. Mr. Sizemore suggested that contingency funds could be used to pay for the statue. He asked for feedback from the governing body. (Please see Exhibit A: Mike Sizemore Handout)

Mayor Dixon called for questions and concerns.

Council Member Wayne Hall indicated that it would be premature to share his opinion on the matter. He said it was an interesting presentation. He asked how long the process would take. Mr. Sizemore responded that it would take approximately six months to complete.

Council Member Wanda Wallace asked Mr. Manning to share his thoughts about the statue. Mr. Manning said that the statue had been previously talked about. He said if there is money at the end of the project, he would like to see it go toward the sculpture. He said the city is not in a position to make a decision about what will be available in contingency. He said the priority is to ensure that the buildings have everything they need prior to spending any money on the statue.

Council Member Wallace inquired about the costs. Mr. Manning said the initial fee will cost approximately \$15,000 for the first phase. Mr. Sizemore added that although it is preliminary, the total costs can be estimated at \$85K-\$90K.

Council Member Wallace asked if the Sizemore Group would be willing to donate the statue. She asked how and if the company has given back to the community since their contract commenced with the city.

Mr. Sizemore responded that it is definitely a possibility. He added that the project has been a labor of love for him in that he has worked tirelessly on the project. He informed the board that he dedicated time to the project even while on vacation with his family. He said his firm would put in for the labor associated to the statue. He said he could not commit to paying for the construction.

Council Member Wallace pointed out that when others were unemployed; the City of Riverdale employed his firm and employees. She asked him to consider making a monetary donation to the city. She stated that the citizens would appreciate it.

Council Member Kenny Ruffin indicated that he needed to do more research on the topic.

Council Member Cynthia Stamps-Jones opined that the statue would be aesthetically pleasing and would create a landmark for the city; however, she expressed that she shared some of the same concerns that Council Member Wallace addressed. Council Member Stamps-Jones asked Ms. Jessie to share her thoughts.

Ms. Jessie said she loves art and even the idea of having such a statue on the campus is great. She informed the governing body that the City of Duluth created a Public Arts Program. Ms. Jessie indicated that the statue could be a gateway to the implementation of an arts program in Riverdale. Ms. Jessie said she invited Mr. Sizemore so that he would present the concept to the governing body. She said she is not in a position to speak on behalf of the council in that she does not have a vote in the matter.

Ms. Jessie said there is a list of items that the city still needs to acquire. She said knowing what the governing body's priorities are; she recommended that the city wait.

Mayor Dixon said that the city needs to focus on its finances. She said she loves the concept and would like to revisit it at a later date. She said she does not want to place the city in bad position financially. She thanked Mr. Sizemore for his presentation. She asked the Council Members to postpone the discussion until it could be determined if contingency funds will be available.

Council Member Hall said he would like to postpone the discussion although he would like Mr. Sizemore to produce the model.

Council Member Wallace said she would like know if Mr. Sizemore will contribute to the city.

Mr. Sizemore responded that he would take care of the any costs related to creating the model. He added that he would like to receive feedback from the governing body in terms of what message they want to resonate throughout the community.

FY2011 Budget

Ms. Jessie continued with her presentation of the City Manager's Report. She said according to the FY2011 Budget Calendar, the first budget session was scheduled for May 10th. She said the city tries to be more deliberate and analytical in the way that economic development is handled. She said the city should be recruiting businesses that meet certain criteria. She said potential businesses should create job opportunities, create property taxes to the city, general sales and occupational taxes for the city. She said Mr. Mike Syphoe, Director, Downtown Development Authority, engaged Georgia Power to complete a market analysis so the city knows what they are doing.

Mr. Syphoe provided the governing body with a public presentation on the market analysis. He provided the governing body with a handout. He said special attention should be paid to the salaries.

He said those are the numbers that potential businesses look at when determining a location. Mr. Syphoe informed the governing body that the Riverdale functional daytime population is approximately 48k people. He said the market analysis is a useful tool to determine the feasibility of certain businesses. He said it also reveals the age, salary, spending trends and other information about Riverdale consumers. He said the information is being circulated to potential Riverdale business owners.

Council Member Wallace asked Mr. Syphoe to confirm that Riverdale is not the poorest city in Clayton County. Mr. Syphoe responded no; adding that Forest Park and Lake City are among the poorest in the county.

Ms. Jessie said the city is really trying to 'grow up' a little bit. She said there needed to be viable businesses that meet the needs of the community. Ms. Jessie said the city will continue to work on revenue; however, it will be a strategic approach.

She provided the results of the FY2011 Mayor and Council priorities based on the submissions she received:

1. A New Park
2. Employee Pay

Overview of Regular Session Agenda and Items that will appear on the next agenda.

Mayor Dixon asked if there were any questions about the items that appeared on the business session agenda.

Request to add a Presentation of Proclamation to Vincent Hamilton, Eagle Scout by Council Member Ruffin.

Deana Johnson briefly explained the condemnation resolution. She said the city had already approved the land needed to construct the connector road. Atty. Johnson explained that the city cannot file the condemnation petition until an official resolution has been adopted by the governing body. She said once this is done, the condemnation can be filed and then the land immediately vests with the city.

Atty. Johnson informed the governing body that Clear Wire will have to come before the governing body for a Conditional Use Permit (CUP) to have additional equipment added to their tower. She reminded the board that they had already granted a CUP approximately two (2) years ago. She asked if there was any interest in changing the code provision to exempt city land from the CUP process. At this time, the consensus is to leave the CUP process as drafted and not add an exemption for City property.

Mr. Manning informed the board that the Furniture and Fixtures Request for Proposal needed to be recirculated. Atty. Johnson said the governing body needs to take a vote in open session but does not have to adopt another resolution to authorize such action.

Adjournment:

There being no further business to be considered before the governing body, and with a motion to adjourn by Council Member Wanda Wallace, seconded by Council Member Kenny Ruffin, and with a unanimous vote, the meeting adjourned at 6:55 pm.